Davidson County DEEDWARR
Recvd: 10/04/02 10:01 2pgs
Fees:13.00 Taxes:288.23

20021004-0121237

WARRANTY DEED

VIRGINIA L. BOYD
DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-16-2005

(AFFIX SEAL)

B-MM-02-1800

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rondal Mitchell	Sebring Capital	
1800 Boscobel Street (ADDRESS)	4000 International Pkwy #3000 (NAME) (ADDRESS)	83-14-320
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Carrollton TX 75007 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEAN MARIE HOPWOOD, THOMAS LEO HOPWOOD, PATRICIA GAIL HOPWOOD SLAYDEN, JUDITH ANN HOPWOOD JOHNSON, JOHN MICHAEL HOPWOOD, EDWARD DANIEL HOPWOOOD, FRANCIS DALE HOPWOOD, JERRY LEE HOPWOOD, LARRY WAYNE HOPWOOD, BERNARD JOSEPH HOPWOOD AND SHERRY DENISE HOPWOOD, THE HEIRS AT LAW OF MARY MAGDELIN HOPWWOOD A/K/A MARY TARPY HOPWOOD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONDAL MITCHELL AND JON R. ARBOGAST, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 54 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Said part of lot fronts 32.5 feet on the southerly side of Boscobel Street and runs back between parallel lines along the easterly margin of 19th Street, 150 feet to an alley.

Being the same property conveyed to Mary Magdalan Hopwood and husband, T.R. Hopwood from Lucy Stephans McCalsip (widow), by Installment Deed dated November 19, 1946 and filed for record on November 19, 1946 in Book 1425, Page 522, Register's Office for Davidson County, Tennessee. Said T.R. Hopwood having predeceased Mary Magdelin Hopwood. Property is now vested in Jean Marie Hopwood, Thomas Leo Hopwood, Patricia Gail Hopwood Slayden, Judith Ann Hopwood Johnson, John Michael Hopwood, Edward Daniel Hopwoood, Francis Dale Hopwood, Jerry Lee Hopwood, Larry Wayne Hopwood, Bernard Joseph Hopwood and Sherry Denise Hopwood, the Heirs at Law of Mary Magdelin Hopwwood a/k/a Mary Tarpy Hopwood as set out in the Last Will and Testament of Mary Tarpy Hopwood of record in Will Book 1950, page 357958, Probate Court for Davidson County, Tennesse

unimproved ( )
This is improved (X) property, known as 1800 Boscobel Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of September, 2002.

Miss Jean M. Hopwood
Jean Marie Hopwood

Thomas L Hopwood
Thomas Leo Hopwood

x Patricia Gail Hopwood Slayden

Judith Ann Hopwood Johnson
Judith Ann Hopwood Johnson

John M. Hopwood
John Michael Hopwood

Edward D Hopwood
Edward Daniel Hopwood

Francis D. Hopwood
Francis Dale Hopwood

Jerry Lee Hopwood
Jerry Lee Hopwood

Larry Wayne Hopwood
Larry Wayne Hopwood

Bernard Joseph Hopwood
Bernard Joseph Hopwood

Sherry Hopwood Campbell
Sherry Denise Hopwood

STATE OF Tennessee

COUNTY OF Davidson

I, Kim Davidson, a Notary Public of the County and State first above written, do hereby certify that Jean Marie Hopwood, Thomas Leo Hopwood, Patricia Gail Hopwood Slayden, Judith Ann Hopwood Johnson, John Michael Hopwood, Edward Daniel Hopwoood, Francis Dale Hopwood, Jerry Lee Hopwood, Larry Wayne Hopwood, Bernard Joseph Hopwood and Sherry Denise Hopwood, the Heirs at Law of Mary Magdelin Hopwwood a/k/a Mary Tarpy Hopwood personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of September, 2002.

Kim Davidson
Notary Public

My Commission Expires: 11-04-03

(SEAL)